

MEMORANDUM

July 12, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing Date: 8/7/73

Petition No. Z-2803  
Helen & Theodore Green  
15 (Rear) Hamilton Street  
Hyde Park

Petitioner seeks five variances for a change of occupancy from a two car garage to a one family dwelling in a single family (S-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 14-1. Lot area is insufficient.	6000 sf	3600 sf
Section 14-5. Street frontage is insufficient.	15 ft.	0
Section 14-5. Distance between buildings is insufficient.	80 ft.	32 ft.
Section 19-1. Side yard is insufficient.	10 ft.	6 ft.
Section 20-1. Rear yard is insufficient.	40 ft.	10 ft.

The property, located on Hamilton Street near the intersection of Neponset Valley Parkway, contains a 2½ story frame dwelling and a one story former garage structure. This is an inappropriate conversion on a lot which is 40% less than required. Two off street parking spaces are eliminated.  
Recommend denial.

VOTED: That in connection with Petition No. Z-2803, brought by Helen and Theodore Green, 15(Rear) Hamilton Street, Hyde Park, for five variances for a change of occupancy from a two car garage to a one family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. This is an inappropriate conversion on a lot which is 40% less than required. Two off street parking spaces are eliminated.



Z-2803  
15R HAMILTON ST.  
(H.P.)





Board of Appeal Referrals 7/12/73

Hearing Date: 8/7/73

Petition No. Z-2804  
Elizabeth Cifrino  
511 Gallivan Boulevard  
Dorchester

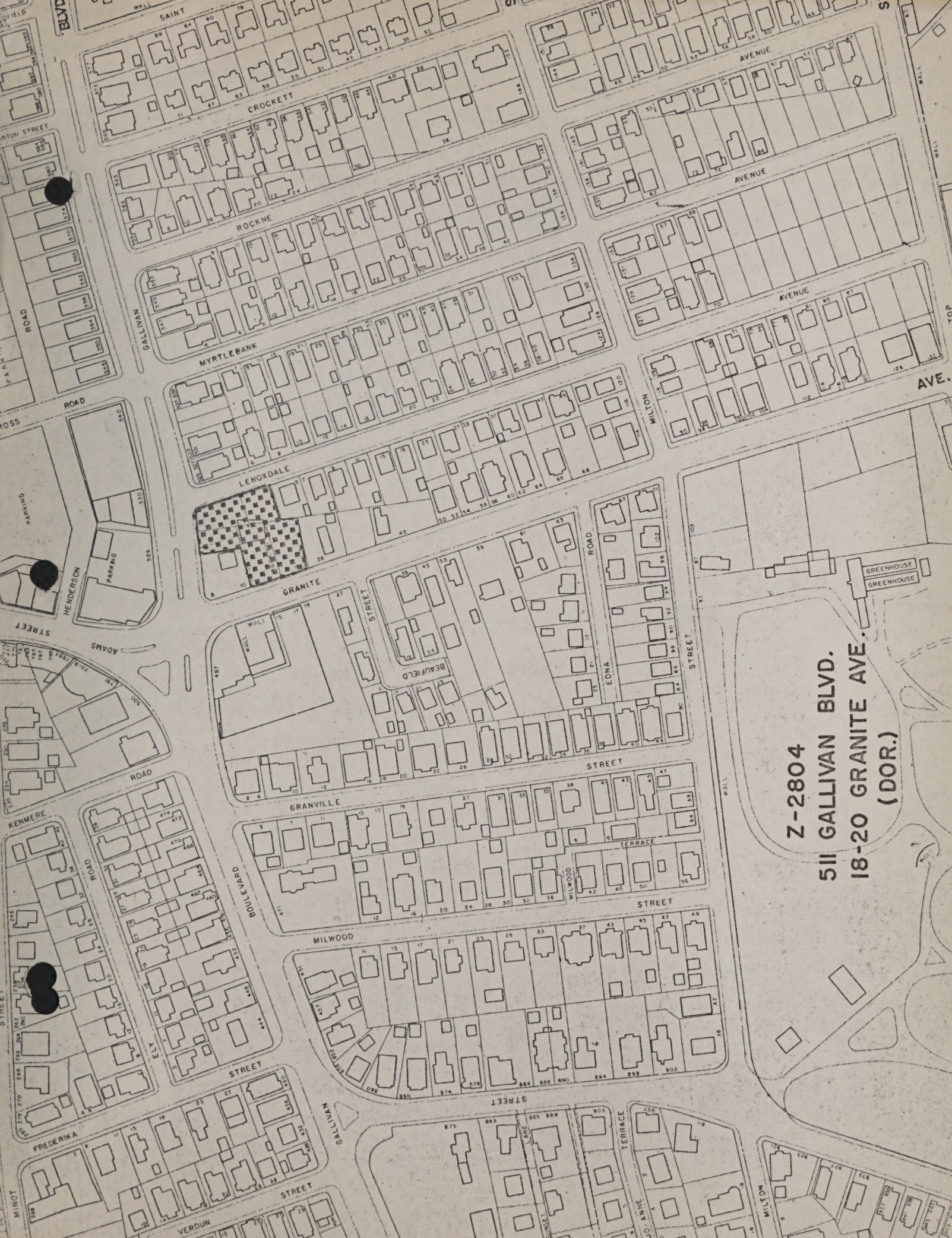
Petitioner seeks a conditional use to remodel exterior of a take out restaurant, erect a one story addition, erect a sign in a local business (L-1) district. The proposal violates the code as follows:

Section 8-6. A change in a conditional use requires Board of Appeal approval.

The property, located on Gallivan Boulevard at the intersection of Lenoxdale Street, contains a one story frame structure (McDonald's restaurant). The facility is consistent with other commercial uses in this local business area. Plans, including signs, facing and landscaping, must be submitted for design review. Recommend approval with proviso:

VOTED: That in connection with Petition No. Z-2804, brought by Elizabeth Cifrino, 511 Gallivan Boulevard, Dorchester, for a conditional use to remodel exterior of a take out restaurant, erect a one story addition, erect a sign in a local business (L-1) district, the Boston Redevelopment Authority recommends approval provided plans, including signs, facing and landscaping, are submitted to the Authority for design review.





Z-2804  
511 GALLIVAN BLVD.  
18-20 GRANITE AVE.  
(DOR.)



Board of Appeal Referrals 7/12/73

Hearing Date: 8/7/73

Petition No. Z-2824  
Albert F. Donovan  
7 Walk Hill Street  
Jamaica Plain

Petitioner seeks a conditional use and two variances to remodel the exterior of a gas service station and erect a sign in a local business (L-.5) district. The proposal violates the code as follows:

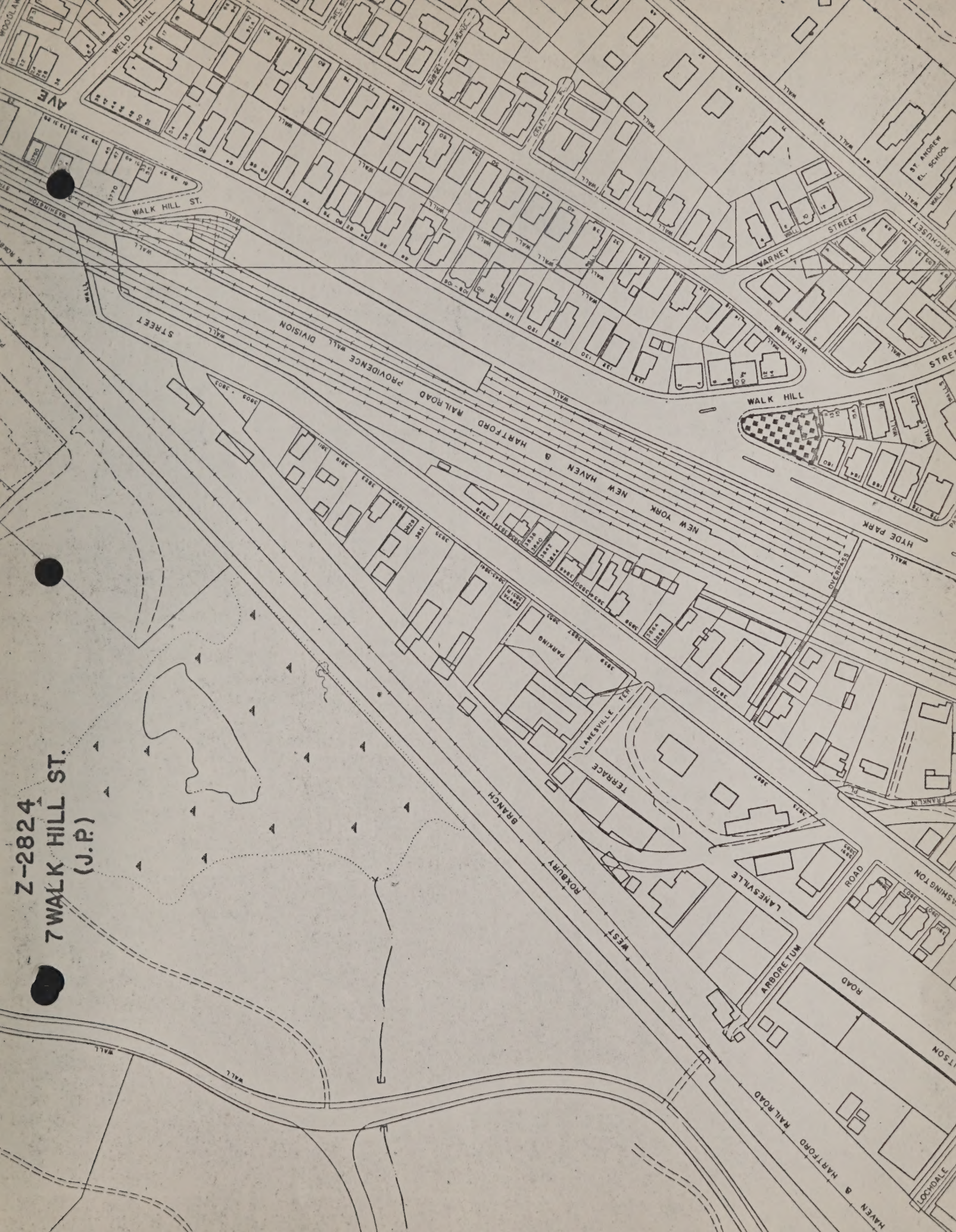
	<u>Req'd</u>	<u>Proposed</u>
Section 8-6. A change in a conditional use requires Board of Appeal approval.		
Section 11-2. The height of a sign attached parallel to a building may be no higher than the height of the building at the building line.		
Section 18-1. Front yard is insufficient.	15 ft.	0

The property, located on Walk Hill Street at the intersection of Hyde Park Avenue, contains a gas service station. Renovations would include new siding, roof and roof sign. New sign regulations prohibit the proposed sign. Staff has no objection to the remodeling provided the facility conforms to Board of Appeal service station guidelines. Recommend approval of remodeling with proviso and denial of roof sign.

VOTED: That in connection with Petition No. Z-2824, brought by Albert F. Donovan, 7 Walk Hill Street, Jamaica Plain, for a conditional use and two variances to remodel the exterior of a gas service station and erect a sign in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval of the proposed remodeling provided the facility conforms to Board of Appeal service station guidelines and denial of the sign. New sign regulations prohibit the proposed roof sign.



Z-2824  
7 WALK HILL ST.  
(J.P.)





Board of Appeal Referrals 7/12/73

Hearing Date: 8/7/73

Petitions Nos. Z-2825-2826  
Filippo & Antonia Mansueto  
164 & 168 Bigelow Street  
Brighton

Petitioner seeks eight variances to subdivide land, legalize the occupancy of a one family dwelling and erect a one family dwelling in a single family (S-.5) district. The proposal violates the code as follows:

<u>164 Bigelow Street (Existing)</u>	<u>Req'd</u>	<u>Proposed</u>
Section 14-3. Lot width is insufficient.	60 ft.	50 ft.
Section 14-4. Street frontage is insufficient.	60 ft.	50 ft.
Section 15-1. Floor area ratio is excessive.	0.5	0.57
Section 19-1. Side yard is insufficient.	12 ft.	5 ft.
Section 22-1. Proposed grades are excessive.		

168 Bigelow Street (Proposed)

Section 14-3. Lot width is insufficient.	60 ft.	50 ft.
Section 14-4. Street frontage is insufficient.	60 ft.	50 ft.
Section 22-1. Proposed grades are excessive.		

The property, located on Bigelow Street near the intersection of Dunboy Street, contains a two story frame structure. Width and frontage are similar to surrounding residences. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-2825-2826, brought by Filippo and Antonia Mansueto, 164 & 168 Bigelow Street, Brighton, for eight variances to subdivide land, legalize the occupancy of a one family dwelling and erect a one family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Width and frontage are similar to surrounding residences.



Z-2825-26  
164-168 BIGELOW ST.  
(BRI.)





Board of Appeal Referrals 7/12/73

Hearing Date: 8/14/73

Petitions Nos. Z-2830-2831  
Henry Plotnick  
902-904(R) and 912 Morton Street  
Dorchester

Petitioner seeks six forbidden uses to combine buildings, change occupancy from garage, storage and sale of automotive parts and equipment to repair shop garage, interior and exterior storage of used cars for sale or display, accessory office and legalize existing signs in residential (R-.8) and local business (L-1) district. The proposal violates the code as follows:

902-904(R) Morton Street

Section 8-7. Outdoor sale of used cars is forbidden in an R-.8 district.

Section 8-7. Sale of used cars within a structure is forbidden in an R-.8 district.

Section 8-7. A repair shop garage is forbidden in an R-.8 district.

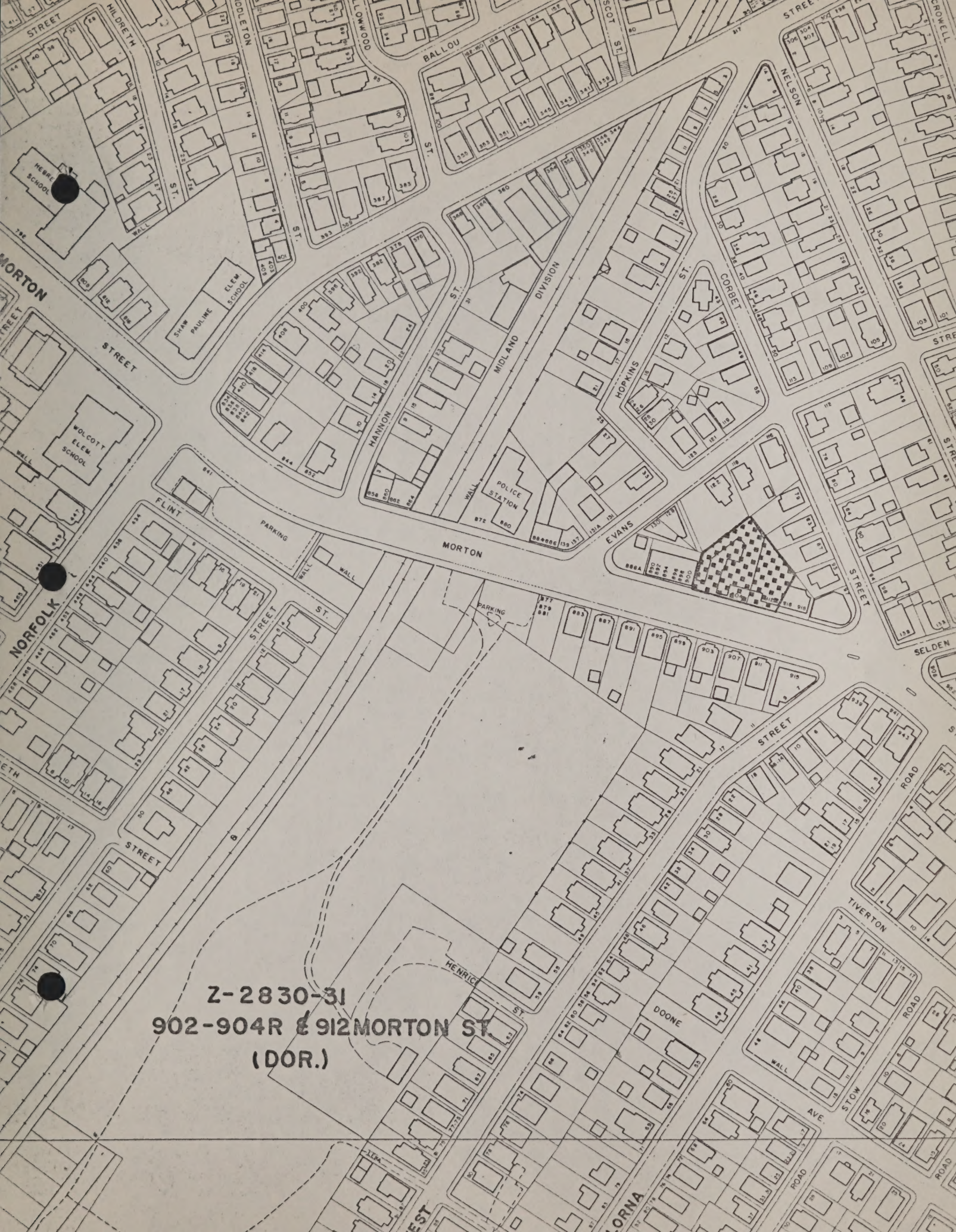
912 Morton Street

Same

The property, located on Morton Street between Corbet and Evans Streets, contains two, one-story masonry structures. The combined structure would be utilized as a 14 car repair garage, interior storage of 16 used cars and exterior storage of 6 used cars. There is no objection to the existing repair garage facility provided all repairs and related parking are within the building and that any noise is effectively confined to the lot. The proposed used car expansion is undesirable, would impede vehicular access and maneuvering and would tend to have a blighting affect on the surrounding area. Signs should comply with new regulations. Recommend approval of repair garage and denial of used car sales and storage.

VOTED: That in connection with Petitions Nos. Z-2830-2831, brought by Henry Plotnick, 902-904(R) & 912 Morton Street, Dorchester, for six forbidden uses to combine buildings, change occupancy from garage, storage and sale of automotive parts and equipment to repair shop garage, interior and exterior storage of used cars for sale or display, accessory office and legalize existing signs in residential (R-.8) and local business (L-1) districts, the Boston Redevelopment Authority recommends: approval of existing repair garage facility provided all repairs and related parking are within the building and that any noise is effectively confined to the lot; denial of used car sales and storage. Proposed expansion is undesirable, would impede vehicular access and maneuvering and would tend to have a blighting affect on the surrounding area. Signs should comply with new regulations.





Z-2830-31  
902-904R & 912 MORTON ST.  
(DOR.)



Board of Appeal Referrals 7/12/73

Hearing Date: 8/21/73

Petition No. Z-2837  
Douglas P. Adams  
58 Monument Avenue  
Charlestown

Petitioner seeks a variance for a change of occupancy from a lodging house to a two family dwelling and erect a three story addition in an apartment (H-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	1.0	1.9

The property, located on Monument Avenue near the intersection of Monument Square, contains a three story masonry structure. Proposed two family occupancy is consistent with the residential nature of the neighborhood and the objectives of the renewal plan. The addition to the side of the structure is to provide a secondary stair. Recommend approval.

VOTED: That in connection with Petition No. Z-2837, brought by Douglas P. Adams, 58 Monument Avenue, Charlestown, in the Charlestown Urban Renewal area, for a variance for a change of occupancy from a lodging house to a two family dwelling and erect a three story addition for a secondary stair in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Proposed occupancy is consistent with the residential nature of the neighborhood and the objectives of the urban renewal plan.





Z-2837  
58 MONUMENT AVE.  
(CHSN.)



Board of Appeal Referrals 7/12/73

Hearing Date: 8/21/73

Petition No. Z-2838  
William A. Owens  
129 Bird Street  
Dorchester

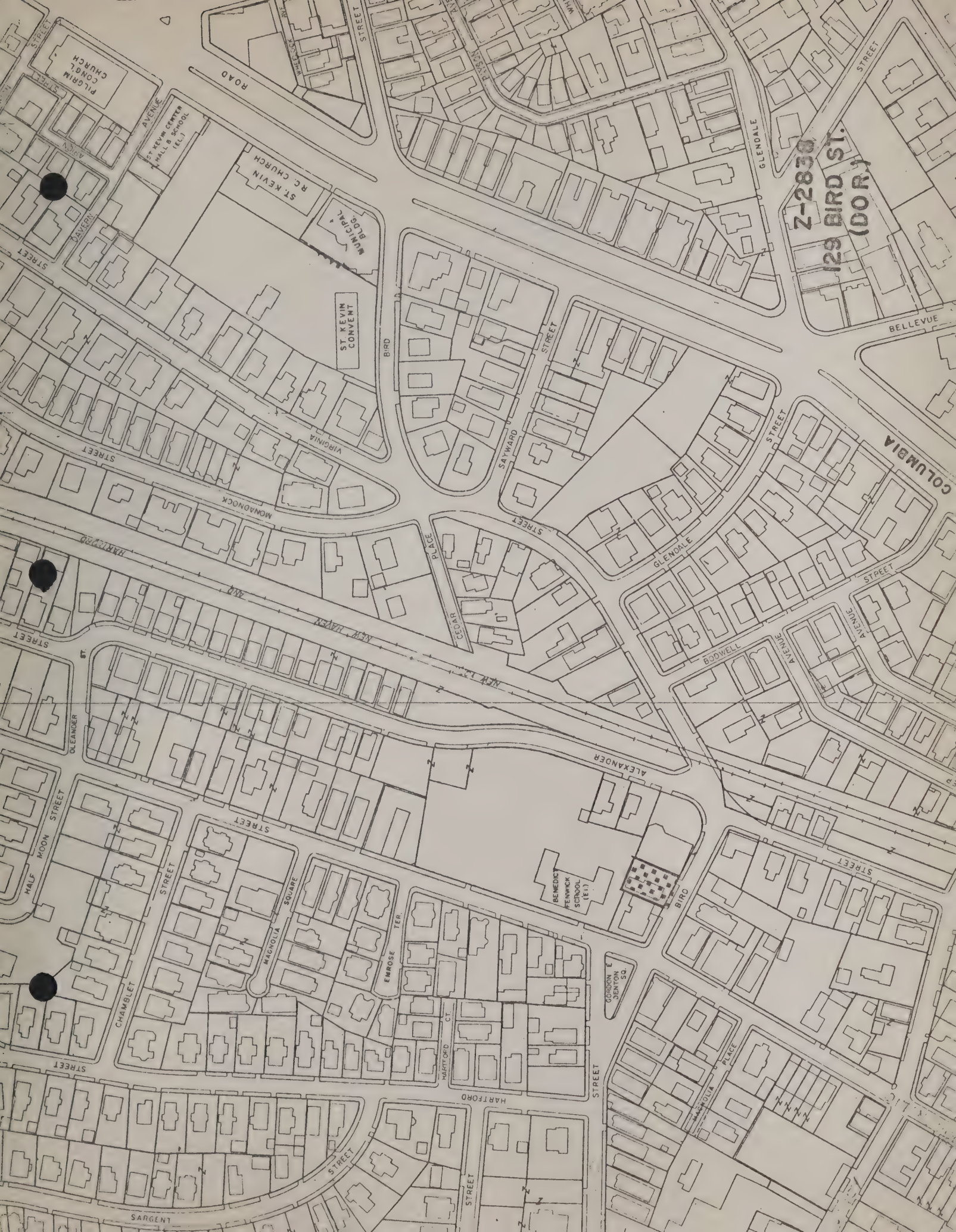
Petitioner seeks a forbidden use and a variance to legalize the use of land for storage of junk autos and trucks in apartment (H-1) and local business (L-1) districts. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Outdoor storage of junk, wrecking and dismantling of motor vehicles is forbidden in H-1 and L-1 districts.		
Section 18-1. Front yard is insufficient.	25 ft.	0

The property, located on Bird Street near the intersection of Magnolia Street in the Model Cities area, contains a junk yard on 4,910 square feet of land. The surrounding neighborhood is residential. A school (Benedict Fenwick) abuts the rear of the junk facility. This use, forbidden in residential, business and manufacturing districts, is inimical to the area, intensifies blight, generates undesirable traffic and is hazardous to pedestrians and vehicles. Recommend denial.

VOTED: That in connection with Petition No. Z-2838, brought by William A. Owens, 129 Bird Street, Dorchester, in the Model Cities area, for a forbidden use and a variance to legalize the use of land for storage of junk autos and trucks in apartment (H-1) and local business (L-1) districts, the Boston Redevelopment Authority recommends denial. This use, forbidden in residential, business and manufacturing districts, is inimical to this residential neighborhood, intensifies blight, generates undesirable traffic and is hazardous to pedestrians and vehicles. A school (Benedict Fenwick) abuts the rear of the junk facility.





Z-2830  
129 BIRD ST.  
(DOR.)

ST. KEVIN  
CONVENT

ST. KEVIN  
R.C. CHURCH

BENEDICT  
FENWICK  
SCHOOL  
(E.I.)

GEORGE E.  
DENTON  
SQ.

COLUMBIA  
STREET

STREET

BODWELL  
AVENUE

GLENDALE

ALEXANDER

SAYWARD  
STREET

CECIL  
PLACE

BIRD  
STREET

MONAUCK  
STREET

MAGNOLIA  
SQUARE

CHAMBLET  
STREET

STREET

HALF MOON  
STREET

STREET

STREET

STREET

ST. KEVIN CENTER  
& HALL & SCHOOL  
(E.I.)

PILGRIM  
CONG.  
CHURCH



Board of Appeal Referrals 7/12/73

Hearing Date: 7/31/73

Petition No. Z-2840  
Margaret Pasqua  
97 Boardman Street  
East Boston

Petitioner seeks a conditional use and six variances to erect a two story three apartment and restaurant structure in a local business (L-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A restaurant (sub shop) is conditional in an L-.5 district.		
Section 14-2. Lot area for additional unit is not provided.	1500 sf/du	165 sf/du
Section 15-1. Floor area ratio is excessive.	0.5	1.3
Section 18-1. Front yard is insufficient.	25 ft.	20 ft.
Section 19-1. Side yard is insufficient.	10 ft.	5 ft.
Section 20-1. Rear yard is insufficient.	40 ft.	5 ft.
Section 23-7. Off street parking not provided.	27 spaces	0

Property, located on Boardman Street near the intersection of Ashley Street, contains 5,826 square feet of vacant land. The combination of no off street parking, potential traffic circulation problems and surrounding neighborhood prohibit this proposal. Restaurant use would be more suitable in the area of Bennington and Saratoga Streets. A two family dwelling would be appropriate at this site. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-2840, brought by Margaret Pasqua, 97 Boardman Street, East Boston, for a conditional use and six variances to erect a two story three apartment and restaurant structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial as submitted. The combination of no off street parking, potential traffic circulation problems and surrounding neighborhood prohibit this proposal. Restaurant use would be more suitable in the area of Bennington and Saratoga Streets. A two family dwelling would be appropriate at this site.





U.S. NAVAL  
RESERVATION

Z-2840  
97 BOARDMAN ST.  
(E.B.)

VALLAR

ORIENT HEIGHTS

DEVELOPMENT

BOSTON

HOUSING

AUTHORITY

200-8

FAYWOOD

FAYWOOD

AVENUE

MONTMORENCI

ORIENT

GLADSTONE

BOARDMAN

LEYDEN

ASHLEY

TENNIS COURTS

J.H.L. NOYES PLAYGROUND

UNDERGROUND

TANKS

U.S. NAVAL RESERVATION



Board of Appeal Referrals 7/12/73

Hearing Date: 8/28/73

Petition No. Z-2846  
Albert F. Carista  
41 Rear Norfolk Street  
Dorchester

Petitioner seeks a forbidden use, a conditional use and a variance to erect a one story addition and a change of occupancy from a garage to a repair shop garage and sale of used cars in a local business (L-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Sale of automobiles within a building is forbidden in an L-1 district.		
Section 8-7. A repair garage is conditional in an L-1 district.		
Section 20-1. Rear yard is insufficient.	20 ft.	1 ft.

The property, located on Norfolk Street at the intersection of Whitfield Street in the Model Cities area, contains a 2½ story frame dwelling and a one car concrete block garage. The expanded garage, at the left rear of the dwelling, would be utilized as a repair garage, auto body shop and for the sale of used cars. An auto body shop immediately abuts the site. Intensification of these automotive uses would reduce the residential desirability of the property and tend to deteriorate the residential and commercial character of the general Codman Square area.  
Recommend denial.

VOTED: That in connection with Petition No. Z-2846, brought by Albert F. Carista, 41 rear Norfolk Street, Dorchester, in the Model Cities area, for a forbidden use, a conditional use and a variance to erect a one story addition and a change of occupancy from a garage to a repair shop garage and sale of used cars in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. An auto body shop immediately abuts the site. Intensification of these automotive uses would reduce the residential desirability of the property and tend to deteriorate the residential and commercial character of the general Codman Square area.





Z-2846  
41R NORFOLK ST.  
(DOR.)

HENRY L. PIERCE  
TRADE ANNEX HIGH

BAPTIST CHURCH  
BAPTIST CHURCH

SECOND CHURCH  
DORCHESTER

CODMAN  
SQUARE

TALBOT

STREET

STREET

STREET

STREET

STREET

STREET

STREET

WITHINGTON

OAKWOOD

CHIPMAN

WENTWORTH

PEACEVALE

NORFOLK

NEW ENGLAND

NEW ENGLAND

CEMETERY

SECOND

JOHN SMITH

DARLINGTON

ELMHURST

FERNDALE

AVENUE

AVENUE

STREET

STREET

STREET

ST.

ST.

ST.

ST.

AVE.

AVENUE

AVENUE

AVENUE

AVENUE

HOPESTILL

ASPINWALL

STREET

TALBOT

KENWOOD



Board of Appeal Referrals 7/12/73

Hearing Date: 7/31/73

Petition No. Z-2851  
Edith Golonka  
25 Phillips Street  
Boston

Petitioner seeks a forbidden use and a variance for a change of occupancy from four to five apartments in an apartment (H-2-65) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families which does not meet the requirements for open space is forbidden in an H-2 district.		
Section 17-1. Open space is insufficient.	150 sf/du	23 sf/du

The property, located on Phillips Street near the intersection of Anderson Street, contains a vacant four story masonry structure. In November, the petitioner was issued a permit to rehabilitate the apartment dwelling. Proposed roof garden at the existing one story rear addition would mitigate the open space deficiency. Provisions for off street parking should be made at a nearby facility. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2851, brought by Edith Golonka, 25 Phillips Street, Boston, for a forbidden use and a variance for a change of occupancy from four to five apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with the condition that off street parking is provided at a nearby facility. A proposed roof garden would mitigate the open space deficiency.



This is a detailed street map of a neighborhood in Boston, Massachusetts. The map is oriented with North at the top. The central vertical street is Phillips Street, which runs from the top to the bottom of the map. To the left of Phillips Street, from top to bottom, are Hancock Street, Joy Street, South Street, Russell Street, Irving Street, Garden Street, Anderson Street, Grove Street, West Street, and Charles Street. To the right of Phillips Street, from top to bottom, are Myrtle Street, Grove Square, Louisburg Square, Cedar Street, and Pickney Street. The map shows a dense grid of streets and building footprints. Several landmarks are labeled, including the Boston Committee, the Boston Public Library, and the Boston Public Market. The map also shows the locations of various parks and squares, such as Grove Square and Louisburg Square. The map is a black and white line drawing, typical of a street map.



Board of Appeal Referrals 7/12/73

Hearing Date: 8/28/73

Petition No. Z-2853  
Maurice B. Lederman  
215 Sydney Street  
Dorchester

Petitioner seeks two forbidden uses and a change in a non-conforming use for a change of occupancy from the manufacturing of organs to storage of office furniture and refinishing in an apartment (H-1) district. The proposal violates the code as follows:

- Section 8-7. Storage of office furniture is forbidden in an H-1 district.
- Section 8-7. Repair of furniture is forbidden in an H-1 district.
- Section 9-2. A change in a non-conforming use requires a Board of Appeal hearing.

The property, located on Sydney Street at the intersection of Crescent Avenue, contains a three story masonry structure. The use is existing. Staff recommends that spraying and refinishing comply with City of Boston safety regulations. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2853, brought by Maurice B. Lederman, 215 Sydney Street, Dorchester, for two forbidden uses and a change in a non-conforming use for a change of occupancy from manufacturing of organs to storage of office furniture and refinishing in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided that spraying and refinishing comply with City of Boston safety regulations.



215 SYDNEY ST.  
(DOOR)





Board of Appeal Referrals 7/12/73

Hearing Date: 8/28/73

Petition No. Z-2858  
B. & C. Realty Trust of Newton  
Barbara Cooperstein, Trustee  
1553 Blue Hill Avenue  
Mattapan

Petitioner seeks a forbidden use and a variance to legalize the occupancy of a two family dwelling and doctor's office in a local business (L-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families which does not meet the requirement for lot area is forbidden in an L-.5 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	3000 sf/du	0

The property, located on Blue Hill Avenue near the intersection of Babson Street, contains a 2½ story frame structure. Petitioner states occupancy existed at time of purchase. Use is consistent with local business - residential nature of Blue Hill Avenue. Recommend approval.

VOTED: That in connection with Petition No. Z-2858, brought by B. & C. Realty Trust of Newton, Barbara Cooperstein, Trustee, 1553 Blue Hill Avenue, Mattapan, for a forbidden use and a variance to legalize the occupancy of a two family dwelling and doctor's office in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Use is consistent with the local business - residential nature of Blue Hill Avenue.





Z-2858

1553 BLUE HILL AVE.

(MATT.)

MATTAPAN SQUARE

PLATFORM MBTA TERMINAL PLATFORM

MBTA



Board of Appeal Referrals 7/12/73

Hearing Date: 8/14/73

Petition No. Z-2872  
Museum of Fine Arts  
479 (R) Huntington Avenue  
Boston

Petitioner seeks a forbidden use to erect a one story steel storage structure in an apartment (H-1) district. The proposal violates the code as follows:

Section 8-7. A warehouse is forbidden in an H-1 district.

The structure would be located at the left rear of the Museum near the intersection of Museum Road and the Fenway. It is proposed to be utilized for the storage of crates custom made to fit various works of art. The use is requested for a period of five years; petitioner is currently reviewing the fourth stage of a master building plan which includes this construction area. Recommend approval.

VOTED: That in connection with Petition No. Z-2872, brought by Museum of Fine Arts, 479 (R) Huntington Avenue, Boston, for a forbidden use to erect a one story steel storage structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The temporary structure would be most beneficial to the daily operation of the facility.



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Board of Appeal Referrals 7/12/73

Hearing Date: 7/31/73

Petition No. Z-2878  
Colquin Realty  
Chapman Waterproofing Company  
395-409 Columbia Road  
Dorchester

Petitioner seeks a forbidden use, a conditional use and a change of a non-conforming use for a change of occupancy from wholesale book warehouse and offices to office, garage, storage of waterproofing materials and equipment in apartment (H-1) and local business (L-1) districts. The proposal violates the code as follows:

- Section 8-7. A parking garage for cars and trucks is forbidden in an H-1 district and conditional in an L-1 district.
- Section 9-2. A change in a non-conforming use requires a Board of Appeal hearing.

The property, located on Columbia Road at the intersection of Quincy Street, contains a one-story masonry structure. Constructed as a garage, the structure was occupied as a wholesale fabric and upholstery warehouse for many years. In 1971, the Authority concurred with Board of Appeal approval of the existing book warehouse use. Following conditions are recommended: that there be no outdoor storage of materials or equipment; that no outdoor parking be allowed within 25 feet of the abutting nursing home and Columbia Road lot lines; that signs comply with code regulations. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2878, brought by Colquin Realty and Chapman Waterproofing Company, 395-409 Columbia Road, Dorchester, for a forbidden use, a conditional use and a change in a non-conforming use for a change of occupancy from wholesale book warehouse and offices to office, garage, storage of waterproofing materials and equipment in apartment (H-1) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that there be no outdoor storage of materials or equipment; that no outdoor parking be allowed within 25 feet of the abutting nursing home and Columbia Road lot lines; that signs comply with code regulations.





Z-2878  
395-409 COLUMBIA RD.  
(DOR.)

BENEDICT  
FENWICK  
SCHOOL  
(E11)

QUINCY E.  
DICKERMAN  
SCHOOL  
(E11)

CEYLON  
STREET  
PLAYGROUND

PARKING

HAMILTON

COLUMBIA TERRACE

RICHFIELD

KANE

STALEY

MT EVERETT

HARTFORD

CEYLON

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Board of Appeal Referrals 7/12/73

Hearing Date: 8/7/73

Petition No. Z-2880  
Alfred Trani  
82 Clifton Street  
Dorchester

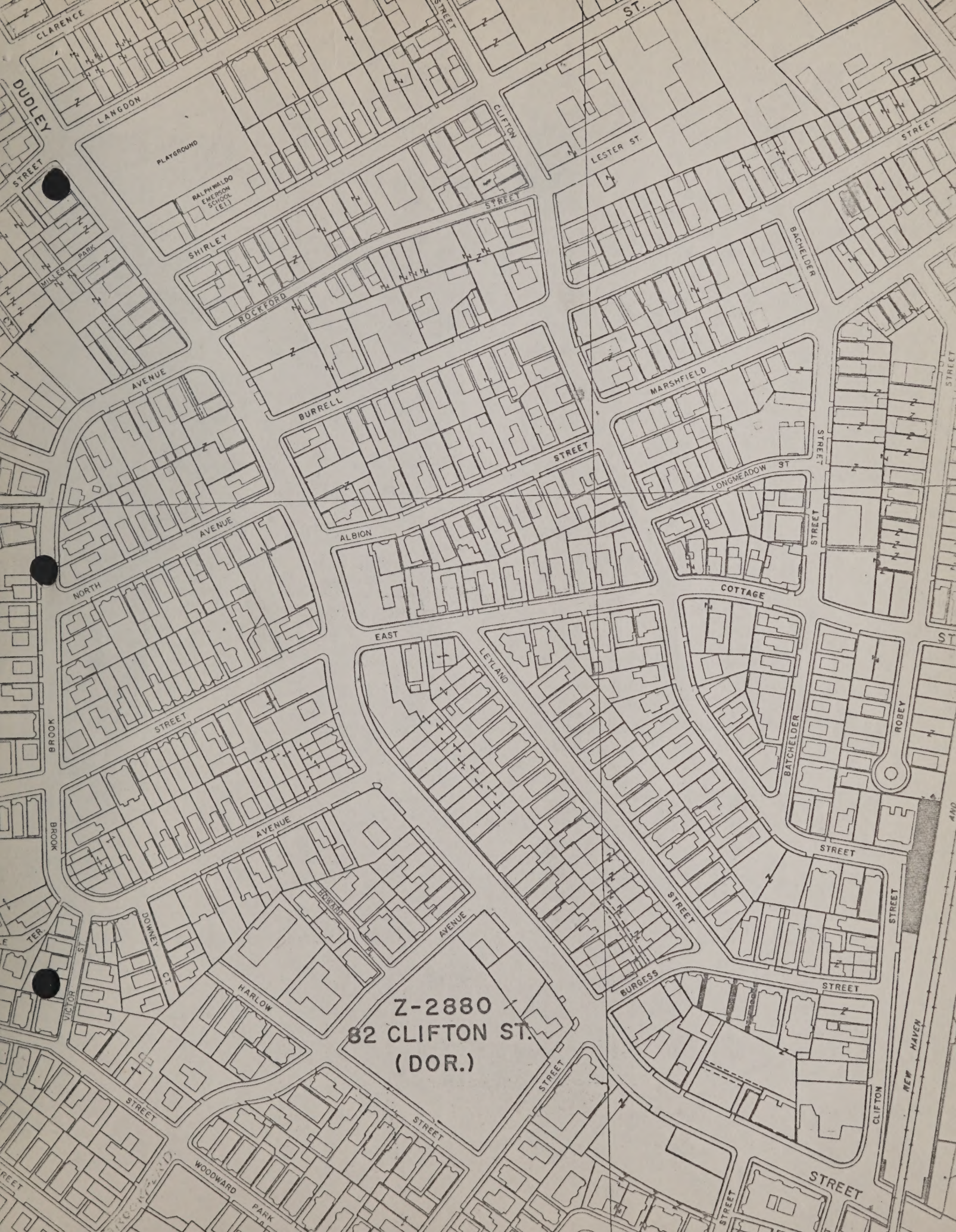
Petitioner seeks two variances to erect a one story addition to a wholesale bakery and office in a light manufacturing (M-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 18-1. Front yard is not provided.	20 ft.	0
Section 20-8. Rear yard is not provided.	10 ft.	0

The property, located on Clifton Street near the intersection of Batchelder Street, contains a two story masonry structure. Extension would provide additional bakery space. Yard deficiencies are existing. Railroad right of way abuts rear of the property. Proposal meets conditions required for variance. Recommend approval.

VOTED: That in connection with Petition No. Z-2880, brought by Alfred Trani, 82 Clifton Street, Dorchester, for two variances to erect a one story addition to a whole-sale bakery and office in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Yard deficiencies are existing. Railroad right of way abuts rear of property. Proposal meets conditions required for variance.





Z-2880  
82 CLIFTON ST.  
(DOR.)



Board of Appeal Referrals 7/12/73

Hearing Date: 7/31/73

Petition No. Z-2882  
John Cincotti  
51 North Margin Street  
Boston

Petitioner seeks a conditional use for a change of occupancy from a pool room and garage to a private club and garage in an apartment (H-3) district. The proposal violates the code as follows:

Section 8-7. A private club in an H-3 district requires Board of Appeal approval.

The property, located on North Margin Street near the intersection of Thacher Street, contains a two story masonry structure. The club is existing. Membership consists primarily of residents of the area. A garage and a manufacturing - commercial structure immediately abut the property. Proposal will not significantly affect the neighborhood.  
Recommend approval.

VOTED: That in connection with Petition No. Z-2882, brought by John Cincotti, 51 North Margin Street, Boston, for a conditional use for a change of occupancy from a pool room and garage to a private club and garage in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Proposal will not have a significant affect on the neighborhood.





Z-2882

51 NORTH MARGIN ST.  
(B.P.)